## PLANNING AND DEVELOPMENT SERVICES REPORT ZONING MAP & SPECIFIC PLAN AMENDMENT

 PUBLIC HEARING
 DATE:
 January 15, 2016

 PZ-15-00022 & PZ-15-00022-03
 MEETING DATE:
 January 27, 2016

 DEPORT BY:
 Tiffgary And JACR

REPORT BY: Tiffany Antol, AICP

# **REQUEST:**

An amendment of the McMillan Mesa Village Specific Plan to reallocate approximately 192 dwelling units from Development Area B (APN 101-46-002B) to Development Areas C (APN 101-46-003), D1 (APN 101-46-004), and D3 (APN 101-46-006) and to amend the development options for Development Area B and to amend the zoning district and development options for Development Areas C from Suburban Commercial to Medium Density Residential, and D1 and D3 from Research and Development to Medium Density Residential.

A Concept Zoning Map Amendment request to rezone approximately 7.67 acres (APN 101-46-003) from Suburban Commercial (SC) to Medium Density Residential (MR), 13.66 acres (APNs 101-46-004 and 101-46-006) from Research and Development (RD) to Medium Density Residential (MR), and 4.84 acres (APNs 101-31-110 and 101-28-007F) from Single-family Residential (R1) to Public Open Space (POS) located on McMillan Mesa.

## **STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission forward the Specific Plan and Concept Zoning Map Amendments to the City Council with a recommendation for approval subject to the conditions as noted in the Recommendation section of this report.

#### PRESENT LAND USE:

The subject properties are vacant parcels in the High Density Residential, Suburban Commercial, Research and Development and Single-family Residential zoning districts.

## PROPOSED LAND USE:

Proposed development consists of both rental and owner occupied dwelling units under the Medium Density Residential (MR) development standards.

# **NEIGHBORHOOD DEVELOPMENT:**

North: Vacant land owned by the City of Flagstaff in the Public Facilities (PF) and Rural Residential (RR) Zones, and the Northern Arizona Center for Entrepreneurship and Technology and the Flagstaff Business Accelerator in the Research and Development (RD) Zone;

East: Vacant Land owned by the City of Flagstaff in the Rural Residential (RR) and Public Facilities (PF) Zones;

South: Vacant land owned by the City of Flagstaff in the Public Facilities (PF) Zone, Flagstaff Senior Meadows in the Medium Density Residential (MR) Zone and the Cliffside Estates subdivision in the Single-family Residential (R1) Zone:

West: The Summit Center and vacant land in the Highway Commercial (HC) Zone.

#### **REQUIRED FINDINGS:**

#### **Staff Review**

An application for a Specific Plan Amendment or Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan, and any applicable specific plans; the ground for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code (page 40.20-1); and, whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

### Findings for Reviewing Proposed Zoning Map Amendments

Proposed Zoning Map Amendments shall be evaluated based on the following findings: the proposed amendment is consistent with and conforms to the goals and policies of the General Plan, and any applicable specific plans; the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City"), and will add to the public good as described in the General Plan; and, the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

## Findings for Reviewing Proposed Specific Plan Amendments

No Specific Plan may be adopted or amended unless the proposed plan or amendment is in substantial conformance with the Regional Plan.

### **STAFF REVIEW:**

#### Introduction/Background

As indicated in the accompanying Regional Plan Amendment report, this Specific Plan Amendment and Zoning Map Amendment (rezoning) requests are the second of the related items on the Commission's agenda; the first being a Regional Plan Amendment request.

The McMillan Mesa Village Specific Plan was adopted by Ordinance Number 1779 on December 15, 1992. The McMillan Mesa Village Specific Plan establishes the type, location, intensity, and character of development, and the required infrastructure for the area. The plan also shapes development to respond to the physical constraints of the site, coordinates the mix of land use intensities, and provides adequate circulation, open space, recreation and other public uses and facilities. The plan is organized into development areas A through J, which generally corresponds to zoning districts and land use categories. Section V of the plan, which covers development performance standards, establishes the intensity and character of the project development by prescribing development performance standards that are tailored to the unique qualities of the site. All development within McMillan Mesa Village must comply with the Development Performance Standards and Design Guidelines of the private CC&Rs, as well as the applicable provisions of the Zoning Code with the more restrictive

code governing.

The applicant, MMV Devco LLC, is requesting a Specific Plan Amendment for approximately 46.09 acres to reallocate 192 dwelling units from Development Area B to Development Areas C, D1, and D3, which consists of three separate parcels. The applicant has provided replacement pages for the development areas intended to be amended as part of this request, which are attached to this report. A Concept Zoning Map Amendment is also requested to rezone approximately 13.66 acres from the Research and Development (RD) zone to the Medium Density Residential (MR) zone, 7.67 acres from the Suburban Commercial to the Medium Density Residential (MR) zone, and 4.84 acres from the Single-family Residential (R1) zone to the Public Open Space (POS) zone located on McMillan Mesa. The tables below detail the specifics of this request:

McMillan Mesa Village Specific Plan Current Land Use Designations					
Development Area	Size	Current Designation	Current Density	Dwelling Units/acre	
В	22.92	High Density Residential	491 dwelling units	21.42/acre	
	(19.92)* acres		438 dwelling units*	21.98/acre	
С	7.67 acres	Suburban Commercial	No dwelling units		
D1	7.35acres	Business Park	No dwelling units		
D3	6.31acres	Business Park	No dwelling units		
Ic	4.84 acres	Single-family	22.65 dwelling units**	4.67/acre	
Totals	46.09 acres		513.65 dwelling units	11.14/acre	

<sup>\*</sup>At the time this application was submitted Development Area B was a 22.92-acre parcel, it has since been split and is now a 19.92-acre parcel. Under the HR Zoning District today, Development Area B would have been entitled to 504 dwelling units – the more restrictive document however is applied. The remaining 3 acres have been approved for a skilled nursing facility, which is classified as a commercial development and is not regulated in terms of dwelling units. The applicant's narrative does not reflect this change so staff has reduced the density accordingly based on the changes to the parcels.

\*\*The McMillan Mesa Village Specific Plan allows for the reallocation of these dwelling units to Development Area Ia with the provision that Development Area Ic be preserved as open space. Staff has reviewed and approved a site plan for the development of Area Ia with 5 dwelling units transferred from Area Ic.

McMillan Mesa Village Specific Plan Proposed Land Use Designations					
Development Area	Size	Proposed Designation	Proposed Density	Dwelling Units/acre	
В	19.92 acres	High Density Residential	246 dwelling units	12.34/acre	
С	7.67 acres	Medium Density Residential	69.03 dwelling units*	9/acre	
D1	7.35acres	Medium Density Residential	66.15 dwelling units	9/acre	
D3	6.31acres	Medium Density Residential	56.7 dwelling units	8.98/acre	
Ic	4.84 acres	Open Space	No dwelling units		
Totals	46.09 acres		437.88 dwelling units	9.5/acre	

<sup>\*\*</sup>The applicant exceeded the maximum allowed density of the Medium Density Residential zone on Development Area C by 6.66 units in their narrative and exhibits. Staff will be recommending that the allowed density be consistent with the density requirements of the proposed zoning district and has provided new exhibits to reflect all of the changes identified above.

Land uses north of the subject property include vacant city-owned land as well as the Northern Arizona Center for

Entrepreneurship and Technology, and the Flagstaff Business Accelerator. Land uses west of the subject properties include the Northern Arizona Dermatology Center, which is within the boundaries of the McMillan Mesa Village Specific Plan. Further west is the Summit Center and adjacent vacant land. South of the subject properties is the remainder of the development on McMillan Mesa, which includes City owned land, single-family residential subdivisions, apartments, townhomes, and condominiums. East of the subject property is vacant land owned by the City. Further east off the Mesa is Coconino High School.

An applicant requesting an amendment to the Zoning Map may elect to pursue either a "Direct Ordinance with a Site Plan" or "Authorization to Rezone with a Concept Zoning Plan" per Section 10-20.50.040.D (pg. 20.50-5). The Direct Ordinance with a Site Plan process provides an applicant with a shorter Zoning Map Amendment process with fewer steps. In this approach, the applicant submits fully developed site plans with all supporting information required for Site Plan Review concurrently with the Zoning Map Amendment application. Once the Zoning Map Amendment is approved by Council, the applicant can proceed directly to construction plans and building permit review. The Authorization to Rezone with a Concept Zoning Plan process allows the applicant to prepare a concept zoning plan and pursue site plan application after Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context map, concept phasing, housing types, if applicable, and a proposed circulation map. This application is a Concept Zoning Map Amendment, and the applicant has chosen not to submit for Direct to Ordinance in conjunction with this application.

If the Concept Zoning Map Amendment request is approved, the next steps in the process will be the filing of an application for Site Plan followed by Civil Improvement Plans and Building permit submittals. A Development Agreement between the City and the applicant was approved during the review of the subdivision for McMillan Mesa Village and remains in full force and effect.

The current application is being reviewed against the policies of the *Flagstaff Regional Plan 2030 (FRP 2030)*. A full discussion of the applicable policies is included in the Regional Plan staff report and the narrative provided by the applicant.

#### **Proposed Development Concept Plans**

The applicant is requesting a Specific Plan Amendment and Zoning Map Amendment to allow for residential development in lieu of commercial and research and development uses. The residential units would be transferred from a parcel in the High Density Residential zone, which would lessen the intensity of development on Area B on the west side of the Mesa. The applicant has prepared concept plans for each development area showing how the proposed dwelling units could be laid out on each site. While not required to provide a concept plan for Area B, one was included to show how the remaining units could be laid out on site. The concept plan for Area B shows twelve four-story apartment buildings with 288 units. The buildings are utilized to screen parking areas from the adjacent rights-of-ways, Flagstaff Urban Trail System (FUTS) trails, and adjacent properties. Elevations were not provided for these units, as they are not subject to the Concept Zoning Map Amendment request.

The concept plan for Areas C and D1 integrates these areas as one development site. The plan shows 138 single-story bungalow units that consist of single and duplex structures. These units would be developed as part of a multi-family rental project. The units are laid out to front the adjacent rights-of-ways with parking areas located within the interior of the project. The elevations provided for this development area show a variety of bungalow style structures that are compliant with the Architectural Design Standards within the Zoning Code.

The concept plan for Area D3 shows 50 single-family residential lots that front on an interior street that would be created through the subdivision process. The elevations show standard two story homes similar to other houses located on

McMillan Mesa.

#### General Plan - Flagstaff Regional Plan (FRP 2030)

The *Flagstaff Regional Plan 2030 (FRP 2030)*, Future Growth Illustration (Maps 21 and 22) designates the subject site as Existing Suburban, Future Employment, and Area in White. All substantive Regional Plan issues were addressed in the accompanying Regional Plan Amendment report. The proposed minor Regional Plan Amendment would change the designation on one of the five parcels subject to the Concept Zoning Map Amendment from Area in White to Existing Suburban; thus, if the Regional Plan amendment is approved, the rezoning request would comply with the Regional Plan.

## **Zoning – City of Flagstaff Zoning Code**

If the Specific Plan and Zoning Map Amendment requests are approved, a total of 21.33-acres will be rezoned to the Medium Density Residential zone and 4.84-acres will be rezoned to the Public Open Space zone. The proposed residential developments, as shown on the concept plan, are considered a permitted use in the MR zone. Per the Flagstaff Zoning Code (Section 10-40.30.030, pg. 40.30-5 and 6), "Dwelling: Multiple-family, Dwelling: Single-family, Dwelling: Two-family, and Planned Residential Development" are allowed uses under the sub-heading of Residential in the Medium Density Residential (MR) zone.

## **Building Form and Resource Protection**

Table 1 below compares development standards and resource protection requirements for the Suburban Commercial (SC) and Research and Development (RD) zones and the proposed Medium Density Residential (MR) zone. The proposed development will be required to meet the development standards of the MR zone. The Planned Residential Development option would be utilized in order to achieve the developments as shown on the concept plans.

All of the parcels subject to this request are already within the Resource Protection Overlay (RPO) zone. A Resource Protection Plan was approved in conjunction with the McMillan Mesa Village Subdivision. Most of the resources for this development are preserved on parcels that will remain as open space as well as the steep slopes on Development Area B The Flagstaff Zoning Code requires all commercial uses within the RPO zone to protect a minimum of 30% of the tree resources and all industrial uses (Research and Development is considered an industrial zoning category) to protect a minimum of 20% of the tree resources. The approved Resource Protection Plan utilized a 50% preservation rate for all development areas within the subdivision because that was the standard required under the Land Development Code so no revisions to the existing approved plan are required.

Table 1 – Comparison of Development Standards and Resource Protection					
Standard	<b>Existing SC</b>	Existing RD	Proposed Zone (MR)		
Acres	7.67	13.33	21.33		
Maximum Building Height (feet)	25	60	35		
Maximum Coverage	0.80 FAR	25%/0.50 FAR	40%		
Minimum Open Space	0%	0%	15%		
Density Requirements:					
Minimum (du/ac)	0	0	6		
Maximum (du/ac)	13	0.50 FAR	9		

Building Placement Requirements (Min Setbacks):						
Front	15'	25'	10'			
Side	0' (interior)	0' (interior)	5' (interior)			
	10' (exterior)	15' (exterior)	5' (exterior)			
Rear	0'	10'	15'			
	Resource 1	Protection Requirements				
Forest Resources	30%	20%	50%			
Slope Protection						
0-16.99%	No protection	No protection	No protection			
17-24.99%	60% of slope area	60% of slope area	70% of slope area			
25-34.99%	80% of slope area	80 % of slope area	80% of slope area			

Residential units are allowed in the existing Suburban Commercial (SC) zone only as part of a mixed-use project. Mixed-use projects are not held to the density standards represented above, however, the height limit of 25' in the SC zone would prohibit a large-scale mixed-use project as seen in other locations. Residential units are allowed only on the second floor and above in the existing Research and Development (RD) zone with the issuance of a Conditional Use Permit. As shown above there are no density standards within the RD zone and only the FAR would apply.

### Civic Space

The Zoning Code requires residential developments with 50 or more dwelling units to provide a minimum of five percent of the site as an outdoor pedestrian amenity space that serves as a transition space between a parking area and the entrance(s) to a building. The concept plans do not currently call out civic space areas but any development proposal meeting this threshold will be required to comply with the standard at the time of site plan review.

### **Parking**

Table 10-50.80.040.A of the Zoning Code (Page 50.80-6) establishes the minimum number of parking spaces required for development. Parking for residential units is based on the number of bedrooms within each unit. The conceptual plans have not yet been reviewed for parking compliance. A final parking analysis will be completed with the review of a more detailed site plan submittal that will ensure that all parking spaces and drive aisles meet the minimum dimension standards as required in the Zoning Code.

### **Design Review**

## Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code (Page 30.60-2), the applicant conducted a site analysis, a copy of which is attached to this report, that considers the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context. The findings of the site analysis will be used in the more detailed future site plan submittal.

#### Pedestrian and Bicycle Circulation Systems

On-site pedestrian circulation is shown through an extensive network of walkways on the conceptual plans. These walkways are designed as on-site connections between several internal functions, including building entrances and parking areas. In addition, they provide off-site connections to public sidewalks and Flagstaff Urban Trail System (FUTS) trails. While there are no dedicated on-site bicycle circulation systems, bicycles are accommodated on the adjacent rights-of-ways with existing

bike lanes and on the existing FUTS trails. Staff will work with the applicant during the site plan review to ensure that adequate facilities for pedestrians and bicycles are accommodated.

## Parking Lots, Driveways, and Service Areas

The conceptual plans provided with this application show parking areas conforming to the site planning standards within the Zoning Code. The parking areas are screened internal to the project and are not located adjacent to rights-of-ways. The plans do not provide the breakdown of the required number of parking spaces or dimensions of maneuvering areas and spaces. Staff will ensure that adequate parking spaces and maneuvering areas are provided and that trash enclosures and loading areas meet City standards for screening, operation, and location during the review of a more detailed site plan submittal.

### Compatibility and Architectural Design Standards

"Scale" refers to similar or harmonious proportions, overall height, and width, the visual intensity of the development, and the building massing. The proposed development consists of structures similar in scale to single-family residential housing, which is consistent with much of the surrounding development. Preliminary elevations, copies of which are attached to this report, were provided for the residential units as part of this application. Architectural design standards will be reviewed at the time of site plan approval and staff will confirm that all elevations are consistent with current requirements.

## **Landscaping**

Landscaping plans are not required in conjunction with a Concept Zoning Map Amendment. The applicant will be required to provide plans that meet the requirements of parking lot landscaping, public right-of-way landscaping, open space landscaping, and landscape screening standards found within Section 10-50.60 of the Zoning Code (Page 50.60-1). A final landscape plan will be reviewed at the time of site plan submittal. One of the concerns staff has received in relation to this project is the spread of invasive weeds. Staff has added a condition to address weed abatement and to require landscaping of the medians within Gemini Drive. The medians were added to the subdivision at a time when the engineering development standards were being revised and there was no existing requirement for median landscaping.

### **Outdoor Lighting**

All of the subject properties are located within Lighting Zone 2 due to the distance from astronomical observatories in the area. Proposed exterior lighting information is not required in conjunction with a Concept Zoning Map Amendment. The applicant will be required to provide plans that meet the requirements of the Outdoor Lighting Standards of the Zoning Code. Lighting plans will be reviewed at the time of site plan submittal.

### **PUBLIC SYSTEMS IMPACT ANALYSIS:**

### **Traffic and Access**

McMillan Mesa Village is bounded on the north by Forest Avenue. Vehicular access is provided along N Gemini Drive, a looped roadway through the subdivision connecting with Forest Avenue via a controlled right-in/right-out entrance on the western edge of the subdivision and a four-way signalized intersection on the eastern edge of the subdivision. N Gemini Drive connects with N Pine Cliff Drive, which provides a southerly access to Ponderosa Parkway. N Gemini Drive and N Pine Cliff Drive as well as the signalized intersection on N Forest Ave were constructed in conjunction with the development of the McMillan Mesa Village subdivision.

A Traffic Impact Analysis for the McMillan Mesa Village Specific Plan was completed by Pike Engineering on May 20, 1992. At the time this analysis was prepared, the infrastructure for the subdivision was contemplated; however, it was not completed. In 2008, the applicant completed the infrastructure according to the Specific Plan as part of the McMillan Mesa Village subdivision. The road sections constructed within the subdivision changed from those identified in the specific plan to current public roadway standards. The lane widths were reduced resulting in less pavement, five-foot parkways, 4 ½ or five-foot wide bike lanes, and a fifteen-foot wide median on N Gemini Drive. N Pine Cliff drive south of the roundabout does not include medians but does include parking along the portion south of Pinion Court to accommodate for the residentially platted lots. The developer of the subdivision was allowed to relocate the final location of the FUTS from the original specific plan in order to avoid steep slope conditions.

According to the ordinance that adopted the McMillan Mesa Village Specific Plan and granted the existing zoning entitlements, the developer was required to construct a traffic signal at the intersection of Gemini and Forest Avenue. A Traffic Impact Analysis is required as part of a Concept Zoning Map Amendment application. The applicant submitted a Traffic Statement letter, attached to this report that indicates the original Average Daily Trips per day are reduced from 21,334 to 7,769. For this reason, a new Traffic Impact Analysis was not required.

## Water

A previous Water and Sewer Impact Study was completed for the McMillan Mesa Village subdivision in July 2006. After a review of the City water and sewer master model and previous impact study, the City of Flagstaff Utilities Department is of the opinion that the proposed Specific Plan and Concept Zoning Map Amendments will have no significant impact to existing off-site water and sewer infrastructure because of these amendments. The land use and intensity proposed can be served by existing infrastructure. There is adequate existing capacity as long as water and sewer demands do not increase from the Specific Plan Amendment. The original analysis used a housing density of 606 dwelling units and 74.6 acres of commercial development. The McMillan Mesa Village subdivision lies within two water pressure zoned served by the City of Flagstaff. Most of the project is served by the Zone A system and only a small part is served by the Zone B system. The City required the developer to install a looped connection to both pressure zones.

Existing Zone A water infrastructure includes a twelve-inch (12") diameter waterline tying into the 12" main located at the United States Geological Survey (USGS) facility. The waterline then loops through the internal project, following the N Gemini Drive alignment, and ultimately connecting back to the Zone A system at the intersection of N Turquoise Drive and E Cedar Avenue. The Zone B water infrastructure includes a connection to the internal Zone B water lines in N Pine Cliff Drive and N Manzanita Way.

The City is requiring that the applicant to construct a water storage tank sized to meet the development's average daily usage plus two-hour fire flow. The subdivisions anticipated average daily demand is 361,400 gallons, and the fire requirement of 1500 gpm for 2 hours is 180,000 gallons, so this subdivision will need to construct at 541,1400 gallons of tankage. The tank must be placed at an elevation that will provide adequate pressure for the Zone A system (approximately 7260') and for the associated water lines. The applicant has the option to use one of the City's existing tank sites depending available space. The City has indicated it may share the in the cost of any excess storage tank capacity if this excess capacity is determined to be in the City's best interest.

Because the original development fell under the 800 single-family home usage threshold, there were no water

production requirements for this subdivision. Reclaimed water was not required or provided to the subdivision due to the significant level of infrastructure to provide such.

## **Wastewater**

The existing 15" diameter Switzer Canyon trunk line is the connection point for all sewage flows generated by the McMillan Mesa Village subdivision. The Switzer Canyon sewer collector system gravity flows to the south until it ultimately connected to a 33" RCP interceptor line in Foxglenn Park. The applicant was required to make off-site modification to the existing sewer system for the subdivision including the replacement of the 33" sewer line, which connects manholes 23-063 and 23-058, with a 42" pipe. This reach was approximately 2237' feet in length and runs from Foxglenn Park to the intersection of E Butler Avenue.

## **Stormwater**

Prior to the adoption of the McMillan Mesa Village Specific Plan, a Drainage Analysis for McMillan Mesa Village was prepared by Pike Engineering on May 21, 1991, with multiple revisions up to October 9, 1992. In 2006, the applicant began the design and City submittals for construction of the subdivision infrastructure. As a component of the design and construction of the infrastructure, the applicant hired Shephared Westnitzer, Inc. to provide a detailed hydrology study, also referred to as the Final Drainage report for McMillan Mesa Village. The initial study, provided to the City on August 23, 2007, was revised on February 7, 2008 with the last revision published on March 12, 2014.

The current proposal would take approximately 21.32 new acres out of commercial development design standards and replace it with medium density residential that allows for a maximum building coverage of 40% and a height restriction of 35 feet in addition to the reduction of density from an adjacent parcel. The applicant has shown that these reductions in concert with low-impact development design required for each parcel, allow the sub-regional basin to function more efficiently by reducing the impervious cover and decreasing the density of development. The regional detention ponds have been built and it is anticipated that the ponds will be modified as needed for the actual development that occurs on each development area.

## **Parks and Recreation**

The closest City-owned parks to the site are Buffalo Park, a regional recreational facility, and Ponderosa Park a neighborhood facility. The subject properties are adequately serviced by recreational facilities, however, each residentially developed site will need to provide 5% civic space in addition to 15% open space. Staff is confident that the park and recreational needs of the residents of the proposed development will be met through these amenities provided on and off-site.

## **OTHER REQUIREMENTS:**

## **Natural and Cultural Resources**

The subject property is located within the Resource Protection Overlay (RPO) zone as defined by Section 10-50.90.020.A of the Zoning Code (Page 50.90-2). There are no defined floodplains on any of the subject properties. The Natural Resource

Protection Plan (NRPP) approved with the McMillan Mesa Village subdivision, a copy of which is attached to this report, identifies the required preservation rates for the proposed zoning category. In accordance with Table 10-50.90.060.A of the Zoning Code (Page 50.90-7), forest resources within a residential development must be protected at a 50 percent threshold.

Regarding cultural resources, the Historic Preservation Officer reviewed this application and did not require a cultural resource study as the site has already been disturbed through the construction of the subdivision infrastructure.

## **Citizen Participation**

The applicant held two neighborhood meetings in regards to this request. The first meeting was held March 24, 2015 prior to the official submittal of these applications. The meeting was held at Basis School and was attended by 32 interested citizens. Concerns were presented in regards to increased traffic, project design, stormwater management, public transportation, dark skies, and overall project design. A second meeting was held January 13, 2016 at the Aquaplex with 55 citizens in attendance. A presentation on the project was given along with a handout that described the request. The overall concern presented for any further development on McMillan Mesa is the state of the traffic as it exists today. Input was received from some that commercial development is the preferred use in order to bring more high paying jobs to Flagstaff, concerns about invasive weeds, and concerns about the designs of the structures. Four comment cards were received which focused on open space, traffic, viewsheds, fewer impacts with commercial development, and whether or not there is a need for more development. As of the writing of the this report staff has received two emails in regards to this case, which are attached to this report.

#### **DISCUSSION:**

The proposed Specific Plan Amendment and Concept Zoning Map Amendment in conjunction with the minor Regional Plan Amendment, are consistent with the goals and policies of the *Flagstaff Regional Plan 2030* and the intent of the Zoning Code. The applicant has chosen to pursue an alternative development path for the McMillan Mesa Village subdivision that is more compatible with the surrounding development on McMillan Mesa. These requests reduce the overall density and intensity of development that was originally planned for McMillan Mesa and are more consistent with the Regional Plan designation of Suburban.

Research and Development uses are considered very significant due to their potential to generate high wage employment opportunities, an important concern for Flagstaff. Staff has reviewed the supply of Research and Development (RD) Zoning within the City and has determined that there are approximately 486 acres of land under this designation. The amount of land proposed to be rezoned from RD constitutes about 3% of the total lands within the RD zone and 7% of the total vacant land within the RD zone. Staff does not believe this request to rezone 13.66 acres from RD to MR will substantially affect the supply of lands currently zoned for employment type uses. The applicants are also requesting the removal of 7.67 acres of land from the Suburban Commercial (SC) zone. This particular parcel has access constraints that significantly decrease the value of this parcel for commercial development. Staff has discussed the potential of relocating this suburban commercially zoned parcel with the applicant near the four-way intersection of N Gemini Drive and E Forest Avenue, which could provide some of the daily needs to the neighborhood.

### **RECOMMENDATION:**

If the minor Regional Plan and Specific Plan Amendments are approved, the rezoning request will comply with the Regional Plan and the McMillan Mesa Specific Plan. Pending approval of the Regional Plan Amendment, staff believes that the proposed Specific Plan Amendment and Concept Zoning Map Amendment are in substantial conformance with the Flagstaff Regional Plan 2030 and recommends the Planning & Zoning Commission forward the request to the City Council with a

recommendation approving an amendment to the Specific Plan and Zoning Map for 7.67 acres in the Suburban Commercial (SC) zone to the Medium Density Residential (MR) zone, 13.66 acres from the Research and Development (RD) zone to the Medium Density Residential (MR) zone, and 4.84 acres in the Single-Family Residential (R1) zone to Public Opens Space (POS) zone subject to the following conditions, which will be included into the Specific Plan and Zoning Map Amendment ordinance:

- 1. The subject property shall be developed in substantial conformance to the conceptual plans as submitted to the maximum extent feasible. Development Areas C and D1 shall consist of single-story cottage units and Development Area D3 shall consist of single-family homes.
- 2. Development Area B of the McMillan Mesa Village Specific Plan shall conform to the density allowances of the High Density Residential (HR) Zone and Development Areas C, D1 and D3 of the McMillan Mesa Village Specific Plan shall conform to the density allowances of the Medium Density Residential (MR) zone as listed below and included within the amended specific plan:
  - Development Area B -246 dwelling units
  - Development Area C 69.03 dwelling units
  - Development Area D1 66.15 dwelling units
  - Development Area D3 56.7 dwelling units
- 3. The applicant shall provide twenty-five (25) copies of the revised McMillan Mesa Specific Plan with staff's attached amendment pages upon recordation of the Ordinance amending this plan.
- 4. Architectural design standards shall be applied to all elevations that front/face public rights-of-ways, designated open space areas, and Flagstaff Urban Trail System (FUTS) trails.
- 5. A weed abatement plan shall be developed and implemented for the maintenance of open areas within the development areas subject to this request including the detention basins.
- 6. A landscape plan shall be prepared and implemented for the medians on N. Pine Cliff Drive and N Gemini Drive in conjunction with the site plan applications for Development Areas C, D1 or D3.
- 7. All fencing abutting rights-of-ways, designated open space areas, and Flagstaff Urban Trail System (FUTS) trails shall be developed in concert with one overall design.

### **ATTACHMENTS**

- o Zoning Map Amendment Application
- Current City of Flagstaff Zoning Map
- o Public Hearing Legal Advertisements
- o Water & Sewer Impact Analysis compliance letter 10-27-15
- o Traffic Impact Statement 9-22-15
- o Drainage Impact Statement 9-30-15
- o Staff Revised McMillan Mesa Village Specific Plan replacement pages
- Citizen Comment Emails
- Applicant's Submittal Package
  - Project Narrative
  - Concept Plans & Elevations
  - Site Analysis Map
  - Vicinity Map
  - Context Analysis Map
  - Final Plat for McMillan Mesa Village
  - McMillan Mesa Village Specific Plan
  - Ordinance No. 1779

- McMillan Mesa Village Specific Plan replacement pages
- Citizen Participation ReportDevelopment Agreement
- Natural Resource Protection Plan